

406 SMALTZ WAY STRIP CENTER

406 SMALTZ WAY, AUBURN, IN 46706



DENNIS CALLISON

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MATT MILLER

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PROPERTY SUMMARY



TRIPLE NET LEASE EXPENSES

- Utilities - Tenant
- Lawn & Snow Removal - Tenant
- Real Estate Taxes & Building Insurance - Tenant
- Maintenance & Repair - Tenant
- Roof & Structure - Landlord

OFFERING SUMMARY

Lease Rate:	\$25 SF/yr (NNN)
Number of Units:	3
Lot Size:	1.06 Acres
Building Size:	7,050 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 301	\$25.00 SF/yr	1,895 SF



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RETAILER MAP



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PROPERTY DETAILS

LEASE RATE		\$25 SF/YR	
LEASE TYPE		TRIPLE NET	
LOCATION INFORMATION			
Building Name	406 Smaltz Way Strip Center		
Street Address	406 Smaltz Way		
City, State, Zip	Auburn, IN 46706		
County/Township	DeKalb/Keyser		
Cross Streets	SR 8 & Smaltz Way		
Side Of Street	East		
Nearest Highway	I-69 & SR 8		
BUILDING INFORMATION			
Building Size	7,050 SF		
Price / SF	\$25.00		
Year Built	2022		
Tenancy	Multiple		
PROPERTY DETAILS			
Property Type	Retail		
Property Subtype	Strip Center		
Zoning	C-2 (General Commercial)		
Lot Size	1.06 Acres		
APN#	17-05-36-200-053.000-012		
Lot Frontage	189.41'		
Corner Property	No		
Traffic Count Street	SR 8 - 18,211 VPD		
	I-69 - 33,187 VPD		
PARKING & TRANSPORTATION			
Parking Type	Surface		
Number Of Spaces	35		

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